

WILLIAMSWOOD CO
BOARD MEETING MINUTES
August 21, 2019

The meeting was called to order by president James Williams at 4:00 PM. All board members were present plus Carol Burton and Lisa Dillon from DCM were there. Residents present were Jan Loomis 12A, Pam Asberry 9B, Kitty Peterson 14A.

The minutes from the July meeting were read and approved. The financial report was verbally presented by Carol Burton, approved by the board and copies of the balance sheet will be sent to the residents with the meeting minutes.

Old Business: Tree trimming has been completed by Steve the Arborist. Our annual BBQ was discussed and all agreed it was a success. The website was discussed and there are still pending updates that need posting; Susan will follow up on this with the web administrator.

The exterior washing of our buildings has not been accomplished yet. It was decided to not pursue it this summer but rather make it an ongoing part of upkeep starting March 2020. At that time several buildings will be chosen, washed and then several more chosen for washing in a continuing spring and summer cycle. Vista will be approached first to see if this task is something Bob and Abel can accomplish. Vista will also be asked about the painting that has not been done yet and their offer of inspection of the crawl spaces. Vista will be invited to a short meeting with us on 9/9/2019 to clarify and itemize what they can and cannot do of these tasks.

Sinking sidewalks: the bid we received from Matvey is somewhat incomplete, some questions remain so Pete will contact them again for further and a more detailed evaluation.

Inspection repairs on 14A and 16A are still pending as DCM is waiting for reports from the homeowners and home warranty insurers.

All residents names and numbers have been entered into the gate coding.

Speed bumps discussed but not needed. Yet.

Still waiting for the postal lock installation from our USPS carrier.

New Business: Monetary penalties for rules and regulations infractions has been under consideration for some time. This was discussed and unanimously voted to go into effect once it has been added to the latest Rules and Regulations version which is soon to be finalized and voted into effect.

As stated before Vista has offered to do a crawl space inspection of all units. They will need an itemized list of issues that need to be evaluated, this will be discussed with them at a meeting on 9/9/2019.

New Business continued:

Carol and Lisa presented and explained the proposed budget for this next year. This was discussed and subsequently approved.

Carol will send out a Volunteers Needed flyer to all the residents as we have some officers that are up for election or re-election. These are Norm Wall (vice president) and James Williams (president).

For important board issues or information exchanges it was decided that old-fashioned phone calling or talking in person will be the form of communication among board members rather than relying on texting or emails.

The next meeting will be a "special session" meeting which will also suffice as our September monthly meeting and will be held on 9/9/2019 at 3:00 PM.

The meeting was adjourned at 5:45 PM.